

**CITY OF RAWLINS**  
**BOARD OF ADJUSTMENTS**

DATE:

Thursday June 22, 2023

TIME:

5:30 PM

LOCATION:

City Hall, Council Chambers

521 Cedar Street

Rawlins, WY

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

**NOTICE IS HEREBY GIVEN** that the Rawlins **Board of Adjustments** will have a regular meeting held on **Thursday, June 22, 2023**, at the City Council Chambers, located at City Hall, 521 West Cedar Street, Rawlins, Wyoming, at 5:30 p.m. to hear the following matters:

### **Public Hearing/New Business**

BOA 2306 006; a variance application submitted by Ernie & Holly Foster to build a new pole barn 32 x 32 with a peak of 17'6". They are asking for a variance on the height. located at 1720 Glasgow more specifically described as LOT 47 BLK 2 1ST HIGHLAND HILLS ADDN. of the City of Rawlins, Carbon County, Wyoming.

BOA 2306 009; a variance application submitted by Seth and Aliesha Jenkins to put a septic tank on their property located at 1021 Mule Deer Ave more specifically described as UNPLATTED PARCEL IN DEER SPRINGS ADDN AS DESC. IN BK 965/286 (LESS PLATTED AREA AND PARTS SOLD of the City of Rawlins, Carbon County, Wyoming.

If for any reason the meeting is cancelled, all above matters will be placed on the agenda for the next scheduled public hearing. For further information on the above items, call the Community Development Department at 307-328-4599.

Published 6.10.2023.

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

### **AGENDA**

1. 1. Roll Call
2. Approval of Agenda:  
June 22, 2023
3. Citizen Participation:
4. Old Business: None.
5. New Business:
6. Public Hearing/New Business

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7. Discussion:
8. Adjourn:

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

### **New Business**

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# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Staff Report:

**CASE NUMBER:** BOA 2306-001

**PREPARED BY:** Sonia Gamblin

**MEETING DATES:** June 22, 2023

**SUBMITTED:** June 1, 2023

**OWNER:** Ernie & Holly Foster

**APPLICANT /AGENT:** Ernie Foster

**PROJECT:** To build a new pole barn 32' x 32' with a peak of 17' 6".

**DESCRIPTION:** Residential structure is 13 ft in height, so applicant is requesting a variance for height of approximately 17'6" peak.

### LOCATION:

- 1) Legal Description: LOT 47 BLK 2 1ST HIGHLAND HILLS ADDN. of the City of Rawlins, Carbon County, Wyoming.
- 2) General Location: 1720 Glasgow Blvd, across from Rob Roy Park
- 3) Address: 1720 Glasgow Blvd.

**SIZE:** 10,800 square feet

**CURRENT ZONING:** Residential 7.5

**PROPOSED ZONING:** Residential 7.5

**EXISTING LAND USE:** Residential 7.5

**PROPOSED LAND USE:** Residential 7.5

**PROJECT DATA:** Applicant is wanting to build a 32' x 32' with a peak of 17'6" peak pole barn.

**PUBLIC HEALTH, SAFETY, & WELFARE** – *Whether the application will harm the public health, safety, or general welfare?*

**REVIEW** – *The review and recommendations of other agencies or bodies.*

### List of Agencies:

- Fire: **No objections**
- Police: No comment

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

- City Attorney: No comment
- Public Works: **No objections**
- Community Development Director: **No objections**
- Building Official: **No objections**

### **APPLICABLE ZONING CODES**

**19.24.050** D. Accessory Building Conformance Requirements. i. All other structures shall be incident only to the primary residential structure on the lot; the accessory structure shall not exceed seventy five percent (75%) of the lot footprint of the residence, and the width or length of the residence. ii. The total footprint of all accessory structures shall not exceed thirty percent (30%) of the total yard. iii. An accessory structure shall maintain at least a ten (10) foot separation from other structures on the lot or any adjacent lot. iv. Accessory structures allowed one (1) foot from the property line: a. Structure: shall not be secured by permanent foundation. b. Structure: shall be less than 120 square feet. c. Structure: shall not be allowed over any public or utility easement. d. Private non-permeable driveways or parking pads are exempted from the 120 square foot requirement.

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS



Board of Adjustments

Variance Application

### Property

Subject Address: 1720 Glasgow  
Legal Description: LOT 47 BIK 2 1<sup>ST</sup> Highland Hills ADDN. (BK1370/58)  
Current Zone: residential R-7.5  
Applicant Name: Ernie & Holly Foster  
Organization: n/a  
Address: 1720 Glasgow  
City, State, Zip: Rawlins, WY 82301  
Phone: Work: Holly Cell: 307-259-9029 Ernie Cell: 307-710-6735  
Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_  
Email: castoad74@gmail.com

Please circle the primary  
means of contact.

What is the relationship of the applicant to the property owner?

- ☒ same      ☐ Builder/ contractor      ☐ lessee  
☐ architect      ☐ attorney      ☐ real estate agent  
☐ other \_\_\_\_\_

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Property Owner

(Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

Email: \_\_\_\_\_

*Please circle the primary  
means of contact.*

"By signing below, I give permission for the applicant named above to act as my agent in all matters concerning this application. I understand that the applicant will be the primary contact for the information and decisions during the processing of this application, and I may not be contacted directly by the City of Rawlins. I understand as well that I may change the Applicant for this application at any time by contacting the Community Development Department in writing."

\_\_\_\_\_  
Property Owner(s) Signature(s)—Required Date

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, \_\_\_\_\_ personally appeared before me, and being by me duly sworn, did say that he/she is the signer of the foregoing for and on behalf of the company listed above, with actual and requisite authority, and acknowledged to me that he/she has fully reviewed and executed the same.

\_\_\_\_\_  
(Seal) My Commission Expires: \_\_\_\_\_

Notary Public

### Application Signature

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

\_\_\_\_\_  
Applicant Signature—Required

6/1/23  
Date



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Required Documents and Materials

The following are required to be submitted with this application:

☐ Completed and Signed Application Form (this)

☐ Proof of Ownership

☐ Application Fee

☐ Project Site Plan

☐ Legal description

☒ Notice of Assessment

Buffer

Document Submitted: 6.1.2023

Amount \$ 200.00 Check # 6350

Date of Drawings: 6.1.2023

Date Submitted: 6.1.2023

Date Submitted: 6.1.2023

Date Submitted: 6.12.2023

### NOTES:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the Community Development Office.
- **Proof of Ownership-** Accepted documents for proof or ownership include: county filed deed. **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees** may be paid by cash, check or credit card.
- **Publication Fee** will be billed to the applicant by the Rawlins Daily Times.
- **Site Plans** must be legible when reproduced on letter sized paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Legal description** must accurately and completely reflect the current conditions of the property.
- **Notice of Assessment** may be obtained from the Carbon County Assessor's office.
- **300 ft. Buffer Signature Page-** this is provided by the Community Development Department but is required to have at least 50% of the signatures and must be returned at a minimum of 14 days prior to the meeting.
- **Return this form and all required additional materials in person to:**

City of Rawlins, Community Development Department  
521 West Cedar  
Rawlins, WY 82301

Hours of Operation:  
Monday- Friday 8am- 5pm  
Excluding Holidays

### Proposed Project

Briefly describe the proposed project

To build a new pole barn  
32x32 with a peak of 17'6"

Do you have a building permit for this project?

☒ NO ☐ YES (Date: \_\_\_\_\_ Building Permit #: \_\_\_\_\_)

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Requested Variations

What specific variations are you requesting? For each variation, indicate (a) the specific section of the Zoning Ordinance that identifies the requirement, (b) the requirement (min. or max.) from which you seek relief, and (c) the amount of the exception to this requirement you request the City to grant.

(a) Section (ex. 15.24.060)	(b) Requirement to be varied (ex. "requires a min. front yard setback of 25 feet")	(c) Requested Variation (ex. "a front yard setback of 17 feet")
19.24.050(D)	Garage shall not exceed 80% of the total height of the Residential Structure	A garage height of ~18' peak

### Practical Difficulty

What characteristic(s) of the property prevent compliance with the requirements of the City of Rawlins Ordinance?

Residential Structure is only 13FT in height, So garage could only be 10FT in height not allowing use to store boat.

### Alternatives

Have you considered revising the proposed project so that variation is not necessary?

I could not revise it to use it to get boat or vehicles inside

Have you considered revising the proposed project so that a smaller variation can be requested?

To use garage as needed this is the height needed.

How have you minimized the impact that the variance will have on adjoining property owners?

Yes several neighbors have garages the same height or taller. so no impact

### Variance Information

#### General Information

##### 1. Who can submit an application?

In order to submit an application for zoning relief, and applicant must either own, or have legal or equitable interest in the subject property, or must be the representative of such person. All persons or parties which have ownership interest in the affected properties must be identified and must sign the application. The property owner(s) may, at his/her discretion, designate another person as applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed, or the property owner changes the designated Applicant by contacting the Community Development Department in writing.

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

2. How do I submit an application?

Applications must be submitted in person Monday through Friday (excl. Holidays) from 8am until 5pm at the City of Rawlins Community Development Department, 915 Third St. Rawlins, WY 82301.

Applications must be complete, including all required documentation and fee.

3. What forms of payment are accepted?

Cash, credit card, check

### **Information about Variations**

1. What is the process?

- Once the application is complete, the Community Development office will provide the applicant with property owners within 300 feet, applicant will be required to get signatures and provide notice to those property owners.
- Property owners have until the meeting to submit public comments.
- A meeting will be held to approve, deny, or approve with conditions.
- A notice of determination is mailed to the applicant.

2. What is the timeframe?

The approximate time frame from when the Community Development department receives a completed application for the variation to when the applicant can reasonably expect a decision on that application is 45 days, if for any reason a meeting is cancelled or your item is postponed, your item would be placed on the next agenda and this could delay a decision.

3. How does the Board make their decision?

Based on the City of Rawlins Municipal Code Section 19.76.040

There are special circumstances of conditions fully described in the Board's findings, which:

- Are peculiar to the land or building for which the adjustment is sought; and,
- Do not apply generally to the land or buildings in the neighborhood; and,
- Have not resulted from any act of the applicant subsequent to the adoption of the ordinance; and,
- The strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building; and,
- The granting of the adjustment is necessary for the reasonable use thereof; and,
- The adjustment granted is the minimum adjustments that will accomplish the intended purpose; and,
- The granting adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

Recorded by  
First American Title

File No.: 4581-3725609 (js)

### WARRANTY DEED

**Robert B. Clark and Denise A. Clark, husband and wife**, grantor(s) of **Carbon** County, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

**Ernest Thomas Foster and Holly Elizabeth Foster, husband and wife**, grantee(s),

whose address is: **1725 Glasgow Boulevard, Rawlins, WY 82301** of **Carbon** County and State of **WY**, the following described real estate, situate in **Carbon** County and State of **Wyoming**, to wit:

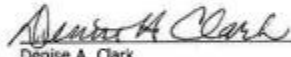
**Lot 47, Block 2, First Highland Hills Addition to the City of Rawlins, Carbon County, Wyoming.**

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 13 day of May, 20 21.

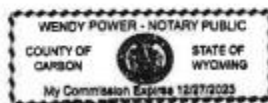
  
Robert B. Clark

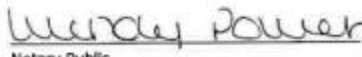
  
Denise A. Clark

State of **Wyoming**

County of **Carbon**

This instrument was acknowledged before me on this 13 day of May, 2021, by **Robert B. Clark and Denise A. Clark**.



  
Notary Public  
My commission expires: 12-27-2023

0981880 Bk:1370 Pg:38 Carbon WY 5/14/2021 4:30 PM  
Page:1 of 1  
Fees:\$12.00 User:CW

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Detail of R0006860

<b>Parcel</b>  <div style="text-align: center;"> PIDN: 21870911704700  Tax ID: 21870218 <u>Property Taxes</u>  Tax District: 0152  Property Owner(s): FOSTER ERNEST THOMAS AND HOLLY ELIZABETH  Mailing Address: 1720 GLASGOW BLVD  RAWLINS, WY 82301-4202  Street Address: 1720 GLASGOW BLVD RAWLINS  Deed: 1370, 38, 05/13/2021  Location: LOT 47 BLK 2 1ST HIGHLAND HILLS ADDN. (BK 1370/38) TAX CODE 0152  2023 Market Value: \$ 242,012 (\$ 44,980 Land + \$ 197,032 Improvements)  2023 Assessed Value: \$ 22,991 </div>
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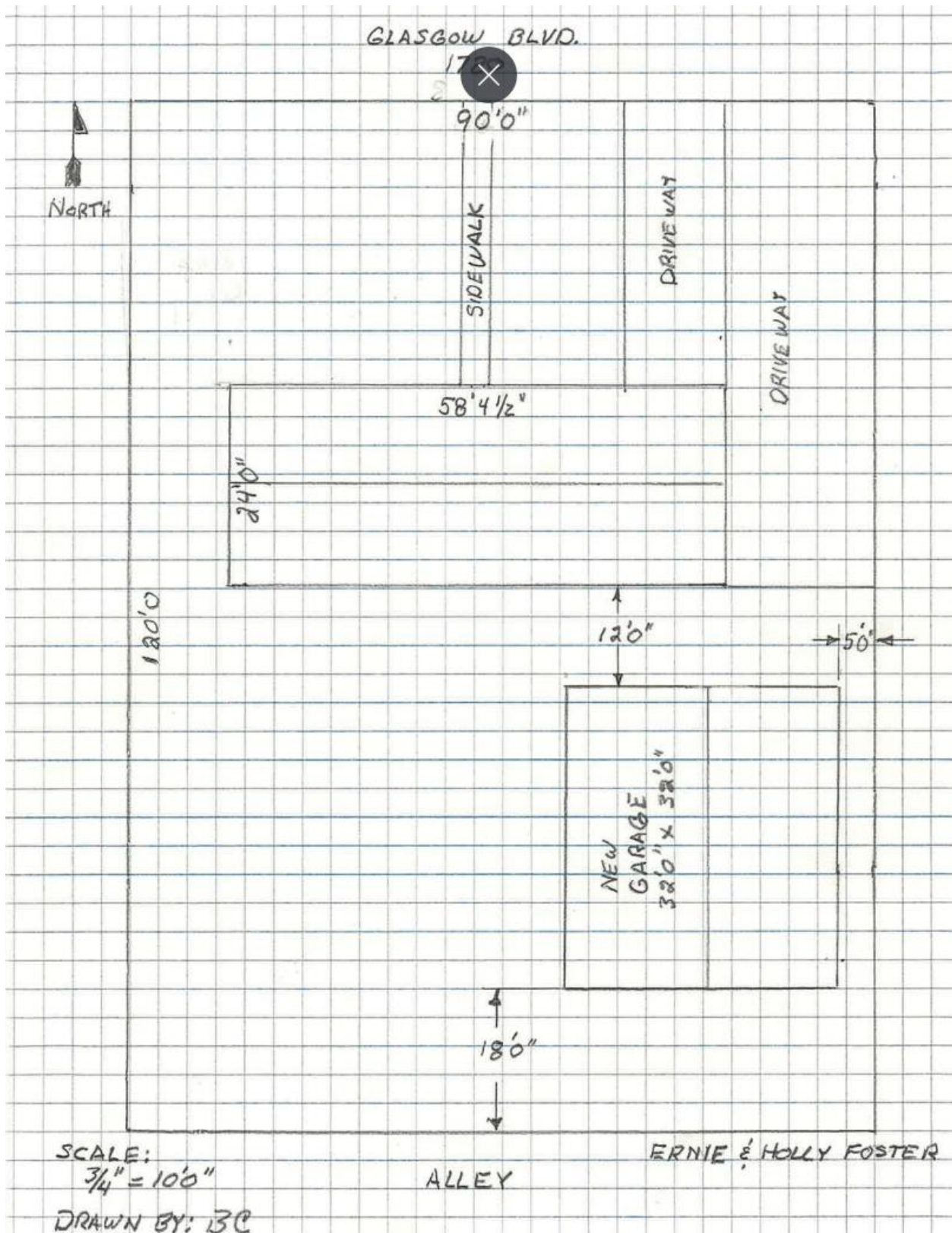
Land		
Acres	Square Feet	Class
0.25	10,800	Residential
<b>0.25</b>	<b>10,800</b>	<b>Total</b>

Residential 1	Stories	Sq Ft	Exterior	Roof Cover	Bedrooms	Year Built*	Sketch(s)	Photo(s)
<b>Ranch 1 Story</b>	<b>1.0</b>	<b>1080</b>	<b>Frame Siding</b>	<b>Composition Shingle</b>	<b>0</b>	<b>1977</b>	<b>#1</b>	<b>#1 #2</b>
2 baths with 3 fixtures								
Basement Bsmnt Conc 8 ft		1080						
Basement Finished		1080						
Garage Attached		312						
Porch Slab w/Steps		24						
Porch Open Slab		437						

\*Year built may not be original year built due to remodeling and additions.

# CITY OF RAWLINS

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# CITY OF RAWLINS

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Design Name: Post Frame Designer

Design ID: 324357855464

Estimated price: \$13,468.95 \*

\*Today's estimated price, future pricing may go up or down.

Tax, labor, and delivery not included.

**Design & Buy™**  
POST FRAME

### How to recall and purchase a saved design at home



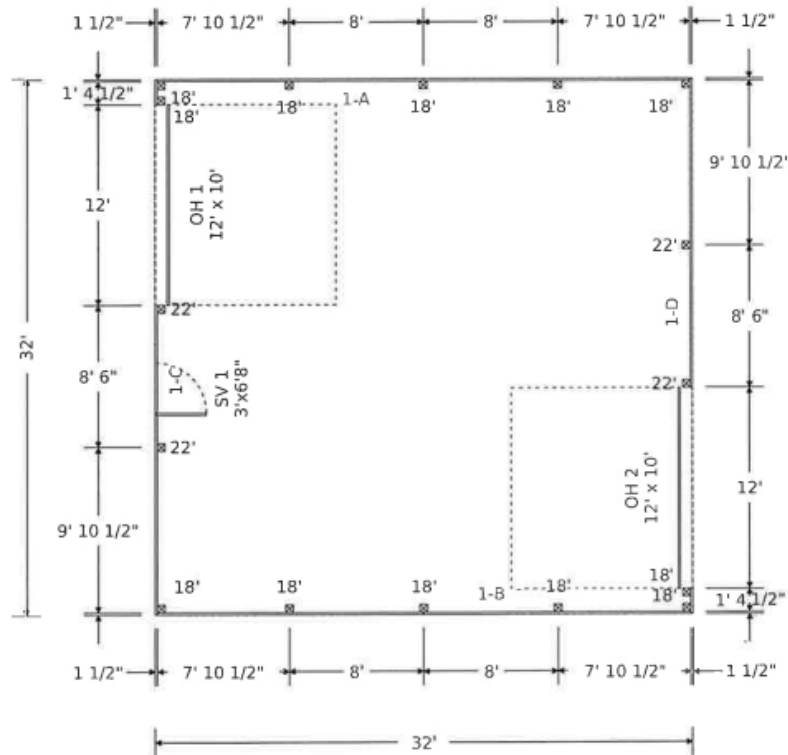
**OR**

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 324357855464
4. Follow the on-screen purchasing instructions

### How to purchase at the store

1. Enter Design ID: 324357855464 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

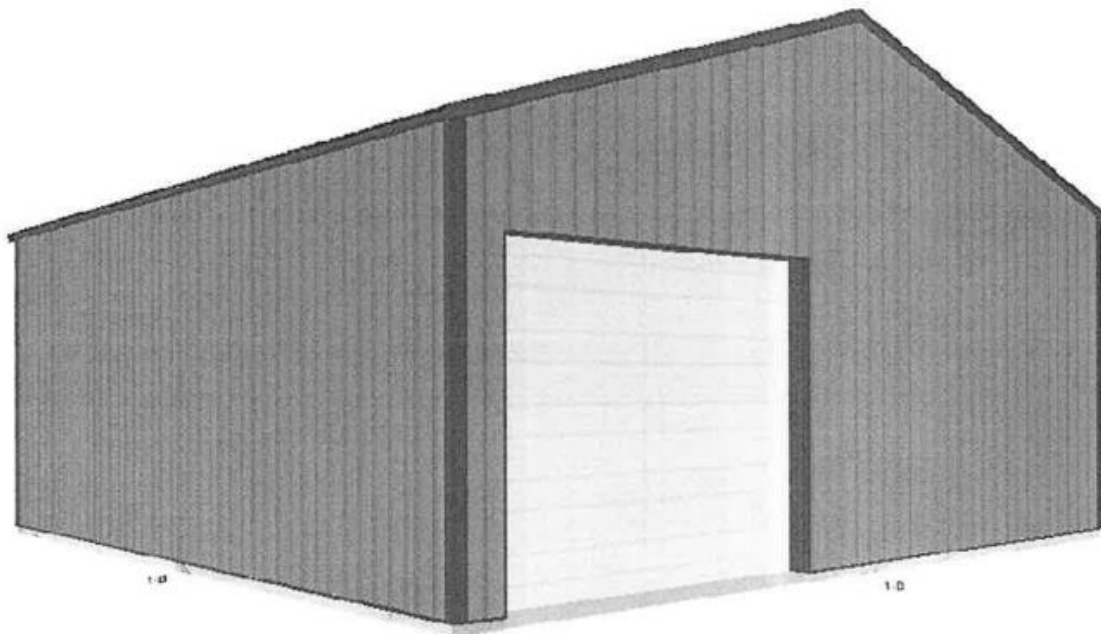
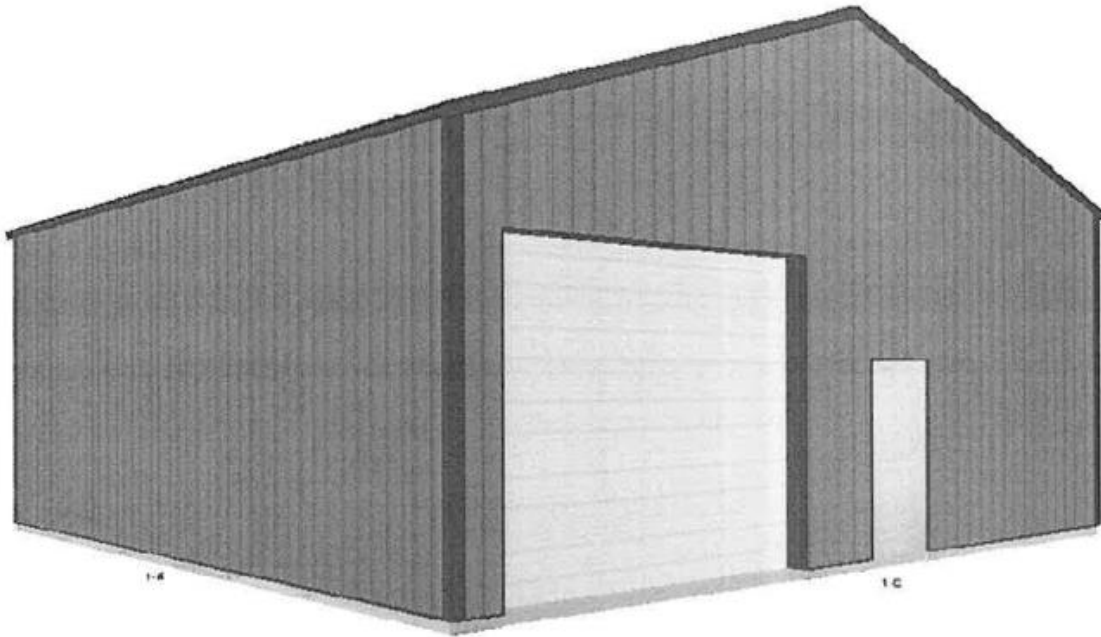
FLOOR PLAN





# CITY OF RAWLINS BOARD OF ADJUSTMENTS

Elevation Views





# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Building Information

1. Building Use:	Code Exempt
2. Width:	32 ft
3. Length:	32 ft
4. Inside Clear Height:	12 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

### Wall Information

1. Post Type:	Posts
2. Post Spacing:	8 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Slate Blue
6. Trim Color:	Midnight Blue
7. Sidewall A Eave Light:	None
8. Sidewall B Eave Light:	None
9. Wall Fastener Location:	In the Flat
10. Bottom Trim:	Yes
11. Eave Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

### Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

### Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Midnight Blue
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	In the Flat
7. Endwall Overhangs:	0 ft
8. Sidewall Overhangs:	0 ft
9. Skylight Size:	None
10. Ridge Vent Quantity:	None
11. Ceiling Liner Type:	None
12. Purlin Placement:	On Edge
13. Ceiling Insulation Type:	None

### Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Snow Guard:	No
8. Mini Print:	Email Only

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Doors & Windows

Name	Size	Wall
Overhead Door	12' x 10'	1-C
Service Door	36"x80"	1-C
Overhead Door	12' x 10'	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

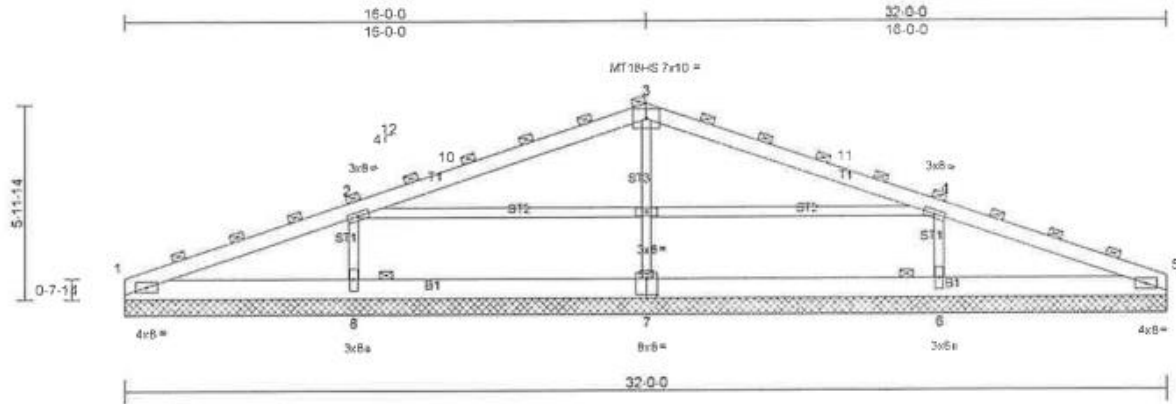
# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

Job QTREC0681487	Truss P1E	Truss Type COMMON	City 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8:48:0 May 13 2020 Print: 8:40:05 May 13 2020 Mike Industries, Inc. Wed May 19 11:13:52 Page: 1  
ID: doRtrRqLgJycVlCzRMWgzzEYQ2-uUQh7qK7aGzQRFLoY7VqYLQpDL6\_9LCHCNHzEyOx



Scale = 1/4"

Plate Offsets (X, Y): (7'-0" 4'-0" 8'-0")

Loading	(psf)	Spacing	8'-0"	CSI	DEFL	in (loc)	Mod	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.64	Vert(LL)	n/a	-	n/a	MT20
Snow (Ps/Pg)	17.0/30.0	Lumber DOL	1.15	BC	0.53	Vert(TL)	n/a	-	n/a	MT18HS
TCOL	4.0	Rep Stress Incr	NO	WB	0.84	Horiz(TL)	0.01	5	n/a	
BCOL	0.0	Code	IBC2018/TP12014	Matrix-S						
BCOL	1.0									
										Weight: 185 lb FT = 15%

**LUMBER**  
TOP CHORD 2x8 SP 2400F 2.0E  
BOT CHORD 2x8 SPF No.2  
OTHERS 2x4 SPF Stud 'Except' ST2.2x4 SPF No.2

**BRACING**  
TOP CHORD 2'-0" oc purlins (6'-0" max.)  
BOT CHORD 10'-0" oc bracing

**REACTIONS** All bearings 32'-0"  
(lb) - Max Horiz 1=-190 (LC 13)  
Max Uplift All uplift 100 (lb) or less at joint(s) except 1=-147 (LC 9),  
5=-164 (LC 9), 6=-787 (LC 13), 7=-315 (LC 8), 8=-788 (LC 12)  
Max Grav All reactions 250 (lb) or less at joint(s) except 1=562 (LC 2),  
5=562 (LC 2), 6=1966 (LC 17), 7=1508 (LC 2), 8=1966 (LC 18)

**FORCES** (lb) - Max. Comp./Max. Tan. - All forces 250 (lb) or less except when shown.  
TOP CHORD 1-2=-387/163, 2-10=-529/317, 3-10=-212/353, 3-11=-212/322, 4-11=-529/265, 4-5=-379/158  
WEBS 3-7=-1450/365, 2-8=-1876/812, 4-6=-1876/810

### NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCOL=2.4psf; BCOL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TP1-1)
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TP1-1.
- TCLL: ASCE 7-16; Pr=20.0 psf (roof LL); Lumber DOL=1.15 Plate DOL=1.15; Pg=30.0 psf; Ps=17.0 psf (Lumber DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat. C, Fully Exp.; Ce=0.8; Cs=0.94; Ct=1.20; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load
- All plates are MT20 plates unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Vertical gable studs spaced at 8'-0" oc and horizontal gable studs spaced at 2'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 145 lb uplift at joint 1, 163 lb uplift at joint 5, 315 lb uplift at joint 7, 788 lb uplift at joint 8 and 788 lb uplift at joint 6.
- This truss is designed in accordance with the 2015 International Building Code section 2305.1 and referenced standard ANSI/TP1-1

LOAD CASE(S) Standard

# CITY OF RAWLINS BOARD OF ADJUSTMENTS

Project Name: QTREC0705114		Qty: 7	Truss: P1
Customer: WALK IN		SID: TID: Date: 10/26/21 Page: 1 of 1	

<b>Code/Design:</b> 13C-2010/TS1-2014 <b>PSF:</b> Live: 20.0, Dead: 4.0, Live Wind: 20.0, Snow: 20.0 <b>BC:</b> 0.0, Live: 1.0, Dead: 1.15, Wind: 1.60, Snow: 1.15 <b>Total:</b> 35.0 PSF <b>Spacing:</b> 9'-00" o.c., Diagonal: <b>Repetitive Member Increase:</b> No <b>Green Load:</b> No, Wet Service: No <b>FAB Tolerance:</b> 1/4" Creep (Rd) = 2.0	<b>Snow Load Specs:</b> ASCE7-10 Ground Snow (Sg) = 30.0 psf Risk Cat: I, Terrain Cat: C Roof Exposure: Fully Exposed Thermal Condition: Unheated (1.2) Unobstructed Slippery Roof: Yes Low-Slope Minimum (Pfmin): No Unbalanced Snow Loads: Yes Rain Swellage: No Ice Dam Chk: No Lx(max) = 20'-00"	<b>Wind Load Specs:</b> ASCE7-10 Wind Speed (V) = 103 mph Risk Cat: I, Exposure Cat: C Bldg Dims: L = 0.0 ft, B = 0.0 ft H.A.W.H. = 15.0 ft, Rst = 1.0 Bldg Enclosure: Enclosed Wind Dir (pref): TC = 2.4, BC = 0.6 End Vertical Exposure: L = Yes, B = Yes Wind Uplift Reporting: NWFRS C&C End Zone: 0/A
<b>Additional Design Checks:</b> 10 psf Non-Concurrent SCLL: Yes 20 psf BC Limited Storage: No 200 lb BC Accessible Ceiling: No 100 lb TC Maintenance Load: No 2000 lb TC Safe Load: No Unbalanced TCLL: Yes		

<b>Material Summary</b> TC: 2x6 SP 2400/2.0 BC: 2x6 SPF 2100/1.8 Webs: 2x4 SPF Std 2x4 SPF #2 3-8 6-3	<b>Reaction Summary</b> ---Reaction Summary (Lbs)--- Jnt --X--Loc--React--Up--Width--Reqd--Mat--PSI 1 82-12 3200 1894 05-08 04-01 DFL 525 3 31-69-04 3200 1894 05-08 04-01 DFL 525 Max Horiz = -231 / +231 at Joint 1	<b>Deflection Summary</b> TrussSpan Limit Actual Location Vert LL L/240 L/734(-0.523) 6'-8" Vert DL L/120 L/959(-0.133) 6'-8" Vert CR L/180 L/592(-0.65) 6'-8" Horiz LL 1.00in (0.12) 8ft 5" Horiz CR 1.50in (0.15) 8ft 5" Vert CR and Horiz CR are the vertical and horizontal deflections due to live load plus the creep component of deflection due to dead load, computed as Def1_LL + (CR - 1) * Def1_DL in accordance with AISI/T91.1.																																																				
<b>Member Forces Summary</b> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.7em;"> <thead> <tr> <th>Mem</th> <th>Ten</th> <th>Comp</th> <th>CS1</th> </tr> </thead> <tbody> <tr><td>TC 1-2</td><td>2491</td><td>7220</td><td>0.62</td></tr> <tr><td>TC 2-3</td><td>2293</td><td>6188</td><td>0.99</td></tr> <tr><td>TC 3-4</td><td>2283</td><td>6188</td><td>0.99</td></tr> <tr><td>TC 4-5</td><td>2481</td><td>7219</td><td>0.62</td></tr> <tr><td>BC 1-6</td><td>6623</td><td>2203</td><td>0.94</td></tr> <tr><td>BC 6-7</td><td>6623</td><td>2203</td><td>0.94</td></tr> <tr><td>BC 7-8</td><td>4481</td><td>1323</td><td>0.49</td></tr> <tr><td>BC 8-9</td><td>4481</td><td>1323</td><td>0.49</td></tr> <tr><td>Web 2-6</td><td>485</td><td>1766</td><td>0.62</td></tr> <tr><td>Web 3-6</td><td>1894</td><td>635</td><td>0.61</td></tr> <tr><td>Web 6-8</td><td>1894</td><td>635</td><td>0.61</td></tr> <tr><td>Web 8-9</td><td>685</td><td>1766</td><td>0.62</td></tr> </tbody> </table>			Mem	Ten	Comp	CS1	TC 1-2	2491	7220	0.62	TC 2-3	2293	6188	0.99	TC 3-4	2283	6188	0.99	TC 4-5	2481	7219	0.62	BC 1-6	6623	2203	0.94	BC 6-7	6623	2203	0.94	BC 7-8	4481	1323	0.49	BC 8-9	4481	1323	0.49	Web 2-6	485	1766	0.62	Web 3-6	1894	635	0.61	Web 6-8	1894	635	0.61	Web 8-9	685	1766	0.62
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<b>Loads Summary</b> This truss has been designed for the effects of an unbalanced top chord live load occurring at [16'-00"-18'] using a 1.00 Full and 0.00 Reduced load factor. See Loadcase Report for loading combinations and additional details. Dead Loads may be slope adjusted: > 8.0/12																																																						
<b>Notes</b> Plates designed for C <sub>y</sub> at 0.85 and Rotational Tolerance of 10.0 degrees C&C wind pressure has not been considered in the design of this truss.																																																						
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<b>Joint Stress Index (JSI):</b> Jnt1(0.99), Jnt2(0.67), Jnt3(0.86), Jnt4(0.83), Jnt5(0.99), Jnt6(0.89), Jnt7(0.57), Jnt8(0.89)																																																						

NOTICE: A copy of this design shall be furnished to the erection contractor. The design of this individual truss is based on design criteria and requirements supplied by the Truss Manufacturer and relies upon the accuracy and completeness of the information set forth by the Building Designer. A seal on this drawing indicates acceptance of professional engineering responsibility solely for this truss component design shown. See the cover page and the "Important Information & General Notes" page for additional information. All connector plates shall be manufactured by Simpson Strong-Tie Company, Inc. in accordance with ESR-2752. All connector plates are 20-gauge, unless the specified plate size is followed by a "-18" which indicates an 18 gauge plate, or "S18", which indicates a high-tension 18 gauge plate.

Midwest Manufacturing  
 5311 Kane Road  
 Eau Claire, WI 54703  
 (715) 876-3555  
[midwestmanufacturing.com](http://midwestmanufacturing.com)

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

PHONE: \_\_\_\_\_



### Inspection Report

915 Third St. - P.O. BOX 953

Rawlins, WY 82301

Phone: (307) 328-4599 (307) Fax: 328-4590

Address: 1720 GLASGOW Permit #: \_\_\_\_\_

Inspection Date: 6-15-2023 Time: \_\_\_\_\_ AM/ PM

Type of Inspection: SITE VISIT (VARIANCE) GARAGE

☐ Inspection Passed ☐ Inspection Failed

Temp. day of Inspection: \_\_\_\_\_ Weather conditions day of inspection: \_\_\_\_\_

Arrival Time: \_\_\_\_\_ Departure Time: \_\_\_\_\_

Corrections Requested:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Failure to comply could result in project delays.

Notes:

ALL SET-BACKS MET, HEIGHT TO PEAK 17'6"  
NO ISSUES NOTED WITH THIS VARIANCE  
THE CITY IS IN THE PROCESS OF CHANGING  
TITLE 19 TO ALLOW 25' TO THE PEAK OF A  
GARAGE. - PHOTOS TAKEN

☐ Certificate of Occupancy to be issued

Inspector Signature: \_\_\_\_\_

Please correct and Call for re-inspection, re-inspection fees are subject to a \$50.00 fee.

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**





# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**





# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

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# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

City of Rawlins

Board of Adjustment

Regarding: BOA 2306-006 Variance

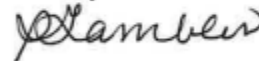
Dear Sir or Madam,  
Address  
City, State, Zip Code

A variance application submitted by Ernie & Holly Foster to build a new pole barn 32 x 32 with a peak of 17'6". They are asking for a variance on the height located at 1720 Glasgow more specifically described as LOT 47 BLK 2 1ST HIGHLAND HILLS ADDN. of the City of Rawlins, Carbon County, Wyoming.

The application has been placed on the agenda of the Board of Adjustments for a public hearing on June 22, 2023, in the City Council Chambers, City Hall, 521 West Cedar, Rawlins, Wyoming at 5:30 p.m.

As a property owner within 300' of this property, you are being notified of this hearing so that you may express any concerns or ask any questions you may have pertaining to this variance. If you have any questions, the office number is 307-328-4599. Please email your response to [sgamblin@rawlinswy.gov](mailto:sgamblin@rawlinswy.gov) or return in the envelope enclosed.

Sincerely,



Community Development Dept.

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\_\_\_\_\_ I do not object to BOA 2306-006

\_\_\_\_\_ I do object to BOA 2306-006

Comments:

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# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

Name	Address	City, State Zip	Signature
ALLARD DENVER D AND BENITA J	2104 INVERNESS BOULEVARD	RAWLINS, WY 82301	<i>David Allard</i>
BARTLES DAVID D	1802 GLASGOW BLVD	RAWLINS, WY 82301	<i>David Bartles</i>
BLAIR ROBERT D AND LORI A	1721 LOCH LOMOND DR	RAWLINS, WY 82301-4239	<i>Robert Blair</i>
BRENDT KELLY R	2105 KILMARRY DR	RAWLINS, WY 82301-4222	<i>Kelly Brendt</i>
BROWN JUSTIN R	2004 INVERNESS BLVD	RAWLINS, WY 82301-4212	<i>Justin Brown</i>
COTTINGHAM ROBERT L AND MARY A	1802 LOCH LOMOND DR	RAWLINS, WY 82301-4239	<i>Robert Cottigham</i>
DEAN ALAN E AND DARLA L	1716 GLASGOW	RAWLINS, WY 82301	<i>Alan Dean</i>
FOSTER ERNEST THOMAS AND HOLLY ELIZABETH	1720 GLASGOW BLVD	RAWLINS, WY 82301-4202	<i>Ernest Foster</i>
GLASSBURN SHERI L	1806 GLASGOW BLVD	RAWLINS, WY 82301	<i>Sheri Glassburn</i>
GOMEZ DAMIAN A AND JENNIFER R	1803 LOCH LOMOND	RAWLINS, WY 82301	<i>Damian Gomez</i>
GRAHAM DARREL S AND CAROLYN M	PO BOX 1611	RAWLINS, WY 82301	<i>Darrel Graham</i>
GRUNDMAN JULIE J	1708 GLASGOW BLVD	RAWLINS, WY 82301-4202	<i>Julie Grundman</i>
GURNEY MATTHEW T AND ASHLEY L	1710 LOCH LOMOND DR	RAWLINS, WY 82301-4239	
HAGAN WALTER A AND JENNETTE M	1716 LOCH LOMOND	RAWLINS, WY 82301	
HAYS PATRICIA A	1709 LOCH LOMOND	RAWLINS, WY 82301	<i>Patricia Hays</i>
HENRY JAKE AND KRISHANA	1806 LOCH LOMOND DR	RAWLINS, WY 82301-4239	<i>Jake Henry</i>
HERNANDEZ LINDOLFO RAMOS	1713 LOCH LOMOND DR	RAWLINS, WY 82301-4239	<i>Lindolfo Hernandez</i>
HILIM JOHN EDWARD AND TAMARA RENEE	2112 INVERNESS	RAWLINS, WY 82301	<i>John Hilim</i>
HOWARD JOHN J TRUSTEE	1807 LOCH LOMOND	RAWLINS, WY 82301	<i>John Howard</i>
LARSON TODD AND JENELLE	1720 LOCH LOMOND	RAWLINS, WY 82301	
LUND VERNON P	1701 GLASGOW BLVD	RAWLINS, WY 82301-4219	
MOON STEPHEN MICHAEL AND GLORIA D	2118 INVERNESS BLVD	RAWLINS, WY 82301-4214	
PAULSON TORREY J AND STEFANIE	BOX 1703	RAWLINS, WY 82301	<i>Torrey Paulson</i>
SAUNDERS KENNETH C AND PENNY S	1712 LOCH LOMOND	RAWLINS, WY 82301	
SCHISEL TERRY L AND SHARON A	2111 KILMARRY DR	RAWLINS, WY 82301-4222	
SMITH WALTER C JR	1712 GLASGOW BLVD	RAWLINS, WY 82301	<i>Walter Smith</i>
STRAND JOHN AND BECKY	BOX 703	RAWLINS, WY 82301	<i>John Strand</i>
TORSTENBO KURTISS H	1717 LOCH LOMOND DR	RAWLINS, WY 82301-4239	
TURNER RYAN L	1914 INVERNESS BLVD	RAWLINS, WY 82301-4210	<i>Ryan Turner</i>

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

City of Rawlins

Board of Adjustments

June 7, 2023

John and/or Becky Strand  
PO Box 703  
Rawlins, Wy 82301

Regarding: BOA 2306-006 Variance

A variance application submitted by Ernie & Holly Foster to build a new pole barn 32 x 32 with a peak of 17'6". They are asking for a variance on the height located at 1720 Glasgow more specifically described as LOT 47 BLK 2 1ST HIGHLAND HILLS ADDN. of the City of Rawlins, Carbon County, Wyoming.

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As a property owner within 300' of this property, you are being notified of this hearing so that you may express any concerns or ask any questions you may have pertaining to this variance. If you have any questions, the office number is 307-328-4599. Please email your response to [sgamblin@rawlinswy.gov](mailto:sgamblin@rawlinswy.gov) or return in the envelope enclosed.

Sincerely,



Community Development Dept.

☒

I do not object to BOA 2306-006

☐ I do object to BOA 2306-006

Comments:

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# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

City of Rawlins

Board of Adjustment

June 7, 2023

Regarding: BOA 2306-006 Variance

Dear Department Head

A variance application submitted by Ernie & Holly Foster to build a new pole barn 32 x 32 with a peak of 17'6". They are asking for a variance on the height located at 1720 Glasgow more specifically described as LOT 47 BLK 2 1ST HIGHLAND HILLS ADDN. of the City of Rawlins, Carbon County, Wyoming.

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Sincerely,



Community Development Dept.

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\_\_\_\_\_ I do not object to BOA 2306-006

\_\_\_\_\_ I do object to BOA 2306-006

Comments:

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# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

BOA 2306 009; a variance application submitted by Seth and Aliesha Jenkins to put a septic tank on their property located at 1021 Mule Deer Ave more specifically described as UNPLATTED PARCEL IN DEER SPRINGS ADDN AS DESC. IN BK 965/286 (LESS PLATTED AREA AND PARTS SOLD of the City of Rawlins, Carbon County, Wyoming.

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

### **Staff Report:**

**CASE NUMBER:** BOA 2306-001

**PREPARED BY:** Sonia Gamblin

**MEETING DATES:** June 22, 2023

**SUBMITTED:** June 8, 2023

**OWNER:** Seth & Aliesha Jenkins

**APPLICANT /AGENT:** Seth & Aliesha Jenkins

**PROJECT:** To install a septic system instead of sewer connection.

**DESCRIPTION:** Place an underground septic system

**LOCATION:**

1) Legal Description: UNPLATTED PARCEL IN DEER SPRINGS ADDN AS DESC. IN BK 965/286 (LESS PLATTED AREA AND PARTS SOLD of the City of Rawlins, Carbon County, Wyoming.

2) General Location: Mountain View Area

3) Address: 1021 Mule Deer Dr.

**SIZE:** 9.78 Acres

**CURRENT ZONING:** Residential 7.5

**PROPOSED ZONING:** Residential 7.5

**EXISTING LAND USE:** Residential 7.5

**PROPOSED LAND USE:** Residential 7.5

**PROJECT DATA:** To install a septic system instead of sewer connection.

**PUBLIC HEALTH, SAFETY, & WELFARE** – *Whether the application will harm the public health, safety, or general welfare?*

**REVIEW** – *The review and recommendations of other agencies or bodies.*

**List of Agencies:**

- Fire: **No objections**
- Police: No comment
- City Attorney: No comment
- Public Works: **No objections**
- Community Development Director: **No objections**
- Building Official: **No objections**

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

**APPLICABLE ZONING CODES**  
**(See highlighted)**



# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

### **Section 13.12.020      Unsanitary deposits prohibited.**

It is unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city, or in any area under the jurisdiction of the city, any human or animal excrement, garbage or other objectionable waste. (Ord. 7-79 § 1 (part): prior code § 28-26(a))

### **Section 13.12.030      Polluted discharge to natural outlet prohibited.**

It is unlawful to discharge to any natural outlet within the city, or in any area under the jurisdiction of the city, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter. (Ord. 7-79 § 1 (part): prior code § 28-26(b))

### **Section 13.12.040      Privy, septic tank or cesspool prohibited.**

Except as provided in this chapter, it is unlawful to construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater. (Ord. 7-79 § 1 (part): prior code § 28-26(c))

### **Section 13.12.050      Connection to sewer system required.**

The owner(s) of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is required at the owner(s) expense to install suitable toilet facilities therein, and to connect the facilities directly with the proper public sewer in accordance with the provisions of this chapter, within sixty days after the date of official notice to do so; provided, that the public sewer is within four hundred feet of the property line. (Ord. 7-79 § 1 (part): prior code § 28-26(d))

### **Section 13.12.060      Private disposal system--Authorized.**

Where a public sanitary sewer is not available under the provisions of Section 13.12.050, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of Sections 13.12.060 through 13.12.120. (Ord. 7-79 § 1 (part): prior code § 28-27(a))

### **Section 13.12.070      Private disposal system--Permit--Required.**

Before commencement of construction of a private wastewater disposal system the owner(s) shall first obtain a written permit signed by the building official. The application for the permit shall be made on a form furnished by the city, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary by the building official. A permit and inspection fee established by resolution of the City Council as per Title 1 of this code shall be paid to the city at the time the application is filed. (Ord. 7-79 § 1 (part): prior code § 28-27(b))  
(Ord. 08a-2008, Amended, 08/19/2008)

### **Section 13.12.080      Private disposal system--Permit--Inspection.**

A permit for a private wastewater disposal system shall not become effective until the installation is completed to the satisfaction of the building official. The building official shall be allowed to inspect the work at any stage of construction, and, in any event, the applicant for the permit shall notify the building official when the work is ready for final inspection, and before any underground portions are covered.



# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

The inspection shall be made within ninety-six hours of the receipt of notice by the building official. (Ord. 7-79 § 1 (part); prior code § 28-27(c))

### **Section 13.12.090 Private disposal system--Design standards compliance.**

The type, capacities, location and layout of a private wastewater disposal system shall comply with all recommendations of the Department of Public Health of the state. No permit shall be issued for any private wastewater disposal system employing subsurface soil absorption facilities where the area of the lot is less than twenty-two thousand square feet. No septic tank or cesspool shall be permitted to discharge to any natural outlet. (Ord. 7-79 § 1 (part); prior code § 28-27(d))

### **Section 13.12.100 Private disposal system--Discontinuance when public sewer available.**

At such time as a public sewer becomes available to a property served by a private wastewater disposal system, as provided in Section 13.12.050, a direct connection shall be made to the public sewer within sixty days in compliance with this title, and any septic tanks, cesspools and similar private wastewater disposal facilities shall be cleaned of sludge and filled with suitable material. (Ord. 7-79 § 1 (part); prior code § 28-27(e))

### **Section 13.12.110 Private disposal system--Maintenance.**

The owner(s) shall operate and maintain the private wastewater disposal facilities in a sanitary manner at all times, at no expense to the city. (Ord. 7-79 § 1 (part); prior code § 28-27(f))

### **Section 13.12.120 Private disposal system--Health officer duties.**

No statement contained in this chapter shall be construed to interfere with any additional requirements that may be imposed by the health officer. (Ord. 7-79 § 1 (part); prior code § 28-27(g))

### **Section 13.12.130 Building sewer permits.**

A. There shall be two classes of building sewer permits, for residential and commercial service; and for service to establishments producing industrial wastes. In either case, the owner(s) or his agent shall make application on a special form furnished by the city. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the building official.

B. Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by the building drain shall be lifted by an approved means and discharged to the building sewer.

C. No person(s) shall make connection of roof downspouts, foundation drains, areaway drains or other sources of surface runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer unless the connection is approved by the superintendent for purposes of disposal of polluted surface drainage. (Ord. 7-79 § 1 (part); prior code § 28-28)

### **Section 13.12.140 Sewer tapping permits.**

A. No person shall tap or make any connection with, nor shall any city officer or employee permit

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

Rawlins Municipal Code

F. The pool shall be enclosed by a fence, no less than six feet in height, equipped with self-locking gates to isolate the pool from other uses.

G. No permit shall be granted for the installation or construction of the swimming pool unless the zoning officer has certified that the drainage of the swimming pool is adequate and will not interfere with the public water supply system, with existing sanitary facilities or with the public streets. (Ord. 9-89 (part))

### **Section 19.40.150 Site plan approval.**

Any permitted uses unless otherwise excepted in this title shall require site plan approval. The site plan shall be submitted in adequate detail to permit the zoning officer to evaluate the plan to determine its conformance with these provisions. Building permits shall not be issued until the plan is certified as to conformance with this title. (Ord. 9-89 (part))

### **Section 19.40.160 Special design standards.**

Certain design standards are requisite to insure good development and to avoid the need of expensive corrective measures by the city. It is, therefore, the intent to provide a few minimum design standards relating to drainage, sanitation, water supply and roads to be applied as development occurs. (Ord. 9-89 (part))

### **Section 19.40.170 Drainage.**

A. No building shall be erected, structurally altered or relocated on, or any building permit issued for a site or tract which is subject to periodic flooding unless adequate provisions are made to insure flooding will not affect or damage the improvements and access thereto. Compliance must be met with the grading and drainage ordinance.

B. No building or structure, except a flood-control facility, dam or irrigation structure, shall be erected or located in a floodplain. Uses permitted in a floodplain shall be limited to flood control, recreation and parking. No construction except for a flood-control facility or dam or alteration of topography shall be made, which will obstruct or restrict the natural flood channel and cause other lands to be flooded.

C. No building permit shall be issued for construction or use in any floodplain unless specifically approved by the city council. (Ord. 9-89 (part))

### **Section 19.40.180 Sanitation and water supply.**

A. No building permit shall be issued for the erection, alteration or relocation of a building for human use or occupancy which will not be connected to a public or community sewage system, or will provide for a private or on-lot sewage system (septic tank) which meets the standards and requirements of the State Health Department. No certificate of occupancy shall be issued until these requirements are met.

B. No building permit shall be issued for the erection, alteration or relocation of a building for human use or occupancy which will not be adequately served by a water supply facility which meets the standards and requirements of the State Health Department. (Ord. 9-89 (part))

### **Section 19.40.190 Home occupation conditions.**

Every applicant for a home occupations permit which allows a home occupation shall have the burden to prove that the following conditions are met:

A. Generally.

1. The home occupation must be clearly incidental and secondary to the residential use of the property.

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS



Board of Adjustments

Variance Application

### Property

Subject Address: 1021 Mule Deer Dr.

Legal Description: \_\_\_\_\_

Current Zone: \_\_\_\_\_

Applicant Name: Smart Dwellings / Will Thomas

Organization: Smart Dwellings

Address: 2632 Foothill Blvd. #103

City, State, Zip: Rock Springs, WY, 82901

Phone: Work: 307.364.3082 Home: \_\_\_\_\_ Cell: 307.321.8120

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

Email: office @ Smartdwellings.com

justin @ Smartdwellings.com

will @ Smartdwellings.com

Please circle the primary  
means of contact.

What is the relationship of the applicant to the property owner?

- ☐ same ☒ Builder/ contractor ☐ lessee  
☐ architect ☐ attorney ☐ real estate agent  
☐ other \_\_\_\_\_

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Property Owner

(Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Seth Jenkins and Aliessa Jenkins

Address: 306 La Paloma Dr

City, State, Zip: Rawlins, WY 82301

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell: 208-709-8218

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

Email: Seth.jenkins@gmail.com

Please circle the primary means of contact.

"By signing below, I give permission for the applicant named above to act as my agent in all matters concerning this application. I understand that the applicant will be the primary contact for the information and decisions during the processing of this application, and I may not be contacted directly by the City of Rawlins. I understand as well that I may change the Applicant for this application at any time by contacting the Community Development Department in writing."

[Signature]  
Property Owner(s) Signature(s)—Required

6/8/23  
Date

STATE OF Wyoming

COUNTY OF Carbon

On this 8th day of May, 2023, Seth Jenkins personally appeared before me, and being by me duly sworn, did say that he/she is the signer of the foregoing for and on behalf of the company listed above, with actual and requisite authority, and acknowledged to me that he/she has fully reviewed and executed the same.

Kellie Hawbaker (Seal) My Commission Expires: 10/29/23  
Notary Public

### Application Signature

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

[Signature]  
Applicant Signature—Required

6/14/23  
Date

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Required Documents and Materials

The following are required to be submitted with this application:

☒ Completed and Signed Application Form (this)

☐ Proof of Ownership

☐ Application Fee

☐ Project Site Plan

☐ Legal description

☒ Notice of Assessment

*Buffer*

Document Submitted: 6-8-2023

Amount \$ 200.00 Check # \_\_\_\_\_

Date of Drawings: 6-8-2023

Date Submitted: 6-8-2023

Date Submitted: 6-8-2023

Date Submitted: 6-14-2023

#### NOTES:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the Community Development Office.
- **Proof of Ownership-** Accepted documents for proof or ownership include: county filed deed. **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees** may be paid by cash, check or credit card.
- **Publication Fee** will be billed to the applicant by the Rawlins Daily Times.
- **Site Plans** must be legible when reproduced on letter sized paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Legal description** must accurately and completely reflect the current conditions of the property.
- **Notice of Assessment** may be obtained from the Carbon County Assessor's office.
- **300 ft. Buffer Signature Page-** this is provided by the Community Development Department but is required to have at least 50% of the signatures and must be returned at a minimum of 14 days prior to the meeting.
- **Return this form and all required additional materials in person to:**

City of Rawlins, Community Development Department  
521 West Cedar  
Rawlins, WY 82301

Hours of Operation:  
Monday- Friday 8am- 5pm  
Excluding Holidays

### Proposed Project

Briefly describe the proposed project Install septic system instead  
of Sewer Connection.

Do you have a building permit for this project?

☐ NO ☒ YES (Date: 7-25-2023) Building Permit #: 2301016

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

### Requested Variations

What specific variations are you requesting? For each variation, indicate (a) the specific section of the Zoning Ordinance that identifies the requirement, (b) the requirement (min. or max.) from which you seek relief, and (c) the amount of the exception to this requirement you request the City to grant.

(a) Section (ex. 15.24.060)	(b) Requirement to be varied (ex. "requires a min. front yard setback of 25 feet")	(c) Requested Variation (ex. "a front yard setback of 17 feet")
<i>Please see Attached - Highlighted</i>		

### Practical Difficulty

What characteristic(s) of the property prevent compliance with the requirements of the City of Rawlins Ordinance?

*Distance From house to the Public Sewer:*

### Alternatives

Have you considered revising the proposed project so that variation is not necessary?

*Yes*

Have you considered revising the proposed project so that a smaller variation can be requested?

*Yes*

How have you minimized the impact that the variance will have on adjoining property owners?

*Yes*

### Variance Information

#### General Information

#### 1. Who can submit an application?

In order to submit an application for zoning relief, and applicant must either own, or have legal or equitable interest in the subject property, or must be the representative of such person. All persons or parties which have ownership interest in the affected properties must be identified and must sign the application. The property owner(s) may, at his/her discretion, designate another person as applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed, or the property owner changes the designated Applicant by contacting the Community Development Department in writing.

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

2. How do I submit an application?  
Applications must be submitted in person Monday through Friday (excl. Holidays) from 8am until 5pm at the City of Rawlins Community Development Department, 915 Third St. Rawlins, WY 82301.  
Applications must be complete, including all required documentation and fee.
3. What forms of payment are accepted?  
Cash, credit card, check

### **Information about Variations**

1. What is the process?
  - Once the application is complete, the Community Development office will provide the applicant with property owners within 300 feet, applicant will be required to get signatures and provide notice to those property owners.
  - Property owners have until the meeting to submit public comments.
  - A meeting will be held to approve, deny, or approve with conditions.
  - A notice of determination is mailed to the applicant.
2. What is the timeframe?  
The approximate time frame from when the Community Development department receives a completed application for the variation to when the applicant can reasonably expect a decision on that application is 45 days, if for any reason a meeting is cancelled or your item is postponed, your item would be placed on the next agenda and this could delay a decision.
3. How does the Board make their decision?  
Based on the City of Rawlins Municipal Code Section 19.76.040  
There are special circumstances of conditions fully described in the Board's findings, which:
  - Are peculiar to the land or building for which the adjustment is sought; and,
  - Do not apply generally to the land or buildings in the neighborhood; and,
  - Have not resulted from any act of the applicant subsequent to the adoption of the ordinance; and,
  - The strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building; and,
  - The granting of the adjustment is necessary for the reasonable use thereof; and,
  - The adjustment granted is the minimum adjustments that will accomplish the intended purpose; and,
  - The granting adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

0981 960 Bk:1370 Pg:118 Carbon WY Fees:\$15.00 User:BP  
5/21/2021 4:43 PM  
Page:1 of 2

Recorded by  
First American Title

File No.: 4581-3728967 (js)

### WARRANTY DEED

**Pioneer Mill and Construction Co., a Wyoming Corporation**, grantor(s) of **Carbon** County, State of **WY**, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

**Seth D. Jenkins and Aliesha K. Jenkins, husband and wife**, grantee(s),

whose address is: **306 La Paloma Drive, Rawlins, WY 82301** of **Carbon** County and State of **WY**, the following described real estate, situate in **Carbon** County and State of **Wyoming**, to wit:

A Tract of Land in the SW $\frac{1}{4}$  of Section 8, Township 21 North, Range 87 West, 6th P.M., Carbon County, Wyoming, more completely described as follows:  
Beginning at a point on the South line of said Section 8, monumented with a 5/8 rebar and Al. cap marked "COR 1 LS 544", which bears S89°38'00"W, 888.00 feet from the South 1/4 corner of said Section 8, said point also the Southwest corner of a tract of land described in Book 460, Page 150, misc. records of the Carbon County Clerk; thence N0°22'00"W, 500.00 feet along the West line of said Book 460, Page 150 tract, to the Northwest corner of said tract, monumented with a 5/8 rebar and Al. cap marked "COR 2 LS 544"; thence continuing N0°22'00"W, 254.00 feet to the Northeast corner of this parcel, monumented with a 5/8" rebar with Al. cap marked "COR 3 LS 544"; thence N58°28'15"W, 270.42 feet to a point monumented with a 5/8 rebar and Al. cap marked "COR 4 LS 544"; thence S42°35'13"W, 338.14 feet to a point monumented with a 5/8 rebar with Al. cap marked COR 5 LS 544"; thence N68°43'08"W, 839.63 feet to a point monumented with a 5/8 rebar with Al. cap marked "COR 6 LS 544"; thence N73°54'02"W, 549.72 feet to a point on the West line of said Section 8, monumented with a 5/8 rebar with Al. cap marked "COR 7A LS 544"; thence S0°11'00"W, 1115.00 feet along the West line of said Section 8, to the Southwest corner of said Section 8; thence N89°38'00"E, 1778.29 feet along the South line of said Section 8, to the point of beginning.

EXCEPTING THEREFROM that portion for the Deer Springs Addition to the City of Rawlins as platted and recorded May 14, 1996, in Book 929, Page 199;

AND FURTHER EXCEPTING THEREFROM Lot 1, Block 2, of the Boyce Addition to the City of Rawlins;

FURTHER EXCEPTING THEREFROM that portion conveyed to James R. and Mary F. Piche, husband and wife, by Warranty Deed recorded August 2, 1995, in Book 920, Page 905; and by Quitclaim Deed recorded June 15, 2000, in Book 988, Page 82, Records of Carbon County, Wyoming

### AND INCLUDING

A Tract of Land in Section 8, Township 21 North, Range 87 West, 6th P.M., Carbon County, Wyoming, described as follows:  
Beginning at the N $\frac{1}{4}$  corner of Section 17, Township 21 North, Range 87 West, 6th P.M., Carbon County, Wyoming; Thence West along the North line of said Section 17 a distance of 888 feet to a point; thence North and at right angles to the last named course a distance of 500 feet to a point; thence East and parallel to the North line of said Section 17 a distance of 888 feet to a point; thence South and at right angles to the last named course a distance of 500 feet to the point of beginning.

### AND INCLUDING

A Tract of Land in the Mountain View Addition to the City of Rawlins, Carbon County, Wyoming, more particularly described as follows:  
Beginning at a point on the North line of Section 17, Township 21 North, Range 87 West, 6th. P.M., said point of beginning being 606.15 feet West of the North  $\frac{1}{4}$  corner of said Section 17 and monumented by a 3/8 inch reinforcing bar; thence westerly along the North line of said Section 17 a distance of 564.45 feet; thence S0°11'E a distance of 6.20 feet to a 3/8 inch reinforcing bar; thence S57°11'E a distance of 344.44 feet; thence N32°49'E a distance of 140.00 feet to a 3/8 inch reinforcing bar; thence S57°11'E a distance of 44.40 feet to a 3/8 inch reinforcing bar; thence S77°23'E a distance of 167.67 feet (previously found erroneous of record at 176.67 feet) to a brass cap set in a concrete post; thence N0°25'W a distance of 140 feet.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS



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Page: 2 of 2  
0981960 Bk:1370 Pg:118 Carbon WY Fees:\$15.00 User:BP

WARRANTY DEED-continued

File No.: 4581-3728967 (js)

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 21 day of May, 2021.

Pioneer Mill and Construction Co., a Wyoming corporation

  
James R. Piche, President

State of **Wyoming** )  
 )ss.  
County of **Carbon** )

This instrument was acknowledged before me on this 21 day of May, 2021, by **James R. Piche**, the **President of Pioneer Mill and Construction Co., a Wyoming Corporation**.

  
Notary Public

My commission expires: 3/29/2025



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

Detail of R0006377

Parcel			
PIDN: 21870830002400			
Tax ID: 21875963 <u>Property Taxes</u>			
Tax District: 0152			
Property Owner(s): JENKINS SETH D AND ALIESHA K			
Mailing Address: 306 LA PALOMA DR			
RAWLINS, WY 82301-5114			
Street Address: 1021 MULE DEER AVE RAWLINS			
Deed: 1370, 118, 05/19/2021			
Location: UNPLATTED PARCEL IN DEER SPRINGS ADDN AS DESC. IN BK 965/286 (LESS			
PLATTED AREA AND PARTS SOLD BK 920/905): SEC 8 T 21 R 87 (BK 1370/118) TAX			
CODE 0152			
2023 Market Value: \$ 160,317 (\$ 160,317 Land + \$ 0 Improvements)			
2023 Assessed Value: \$ 15,230			
Land			
Acres	Square Feet	Class	
9.78	425,886	Vacant	
9.78	425,886	Total	

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS



### Inspection Report

915 Third St. - P.O. BOX 953

Rawlins, WY 82301

Phone: (307) 328-4599 (307) Fax: 328-4590

Address: 1021 MULE DEER Permit #: \_\_\_\_\_

Inspection Date: 6-15-23 Time: \_\_\_\_\_ AM/ PM

Type of Inspection: SITE VISIT (VARIANCE) SEPTIC-TANK  
☐ Inspection Passed ☐ Inspection Failed

Temp. day of Inspection: \_\_\_\_\_ Weather conditions day of inspection: \_\_\_\_\_

Arrival Time: \_\_\_\_\_ Departure Time: \_\_\_\_\_

Corrections Requested:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Failure to comply could result in project delays.

Notes:

NO ISSUES NOTED WITH THIS VARIANCE, THE CITY SEWER-LINE IS OVER 450 FEET AWAY THEY HAVE DONE ALL THE REQUIRED TESTING BY (WDEQ) WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY AND RECEIVED A PERMIT FOR A SEPTIC-TANK, DEPENDANT ON OUR RULES AND REGULATIONS, SEE ATTACHED

☐ Certificate of Occupancy to be issued

Inspector Signature: \_\_\_\_\_

Please correct and Call for re-inspection, re-inspection fees are subject to a \$50.00 fee.

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS





# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**





# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS





# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

Wyoming Department of Environmental Quality  
Water Quality Division  
PERMIT TO CONSTRUCT

PERMIT NO. 2023-108

RE: Seth and Aliesha Jenkins - SWWS  
Carbon County,  
Section 8, T21N R87W;  
Lat: 41.799580N Long: -107.24886W

This permit hereby authorizes the permittee Seth and Aliesha Jenkins, 306 La Paloma Drive, Rawlins, WY 82301, to install a Vaughn Concrete Products 2,000-gallon 2 compartment septic tank and 77 BioDiffuser Arc 36 High Capacity chambers in seven 56-foot long trenches to serve an 8-bedroom residence according to the procedures and conditions of this permit. Address for the residence is 1021 Mule Deer Drive, Rawlins, WY 82301. The facility is located at the legal description and latitude/longitude listed above, Carbon County, in the State of Wyoming. The permittee shall complete all construction, installation, or modification allowed by this permit by May 23, 2028.

The issuance of this permit confirms that the Wyoming Department of Environmental Quality (DEQ) Water Quality Division (WQD) has evaluated the application submitted by the permittee and determined that it meets minimum applicable construction and design standards. The compliance with construction standards and the operation and maintenance of the facility to meet the engineer's design are the responsibility of the permittee, owner, and operator.

Granting this permit does not imply that WQD guarantees or ensures that the permitted facility, when constructed, will meet applicable discharge permit conditions or other effluent or operational requirements. Compliance with discharge standards remains the responsibility of the permittee.

Nothing in this permit constitutes an endorsement by WQD of the construction or the design of the facility described herein. This permit verifies only that the submitted application meets the design and construction standards imposed by Wyoming statutes, rules and regulations. The DEQ assumes no liability for, and does not in any way guarantee or warrant the performance or operation of the permitted facility. The permittee, owner and operator are solely responsible for any liability arising from the construction or operation of the permitted facility. By issuing this permit, the State of Wyoming does not waive its sovereign immunity.

The permittee shall allow DEQ personnel and their invitees to enter the premises where the facility is located, or where records are kept under the conditions of this permit, and collect resource data as defined by Wyoming Statute § 6-3-414, inspect and photograph the facility, collect samples for analysis, review records, and perform any other function authorized by law or regulation. The permittee shall secure and maintain such access for the duration of the permit.

If the facility is located on property not owned by the permittee, the permittee shall also secure and maintain from the landowner upon whose property the facility is located permission for DEQ personnel and their invitees to enter the premises where a regulated facility is located, or where records are kept under the conditions of this permit, and collect resource data as defined by Wyoming Statute § 6-3-414, inspect and photograph the facility, collect samples for analysis, review records, and perform any other function authorized by law. The permittee shall secure and maintain such access for the duration of the permit.

If the facility cannot be directly accessed using public roads, the permittee shall also secure and maintain permission for DEQ personnel and their invitees to enter and cross all properties necessary to access the facility. The permittee shall secure and maintain such access for the duration of the permit.



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

The permittee shall maintain in its records documentation that demonstrates that the permittee has secured permission for DEQ personnel and their invitees to access the permitted facility, including (i) permission to access the land where the facility is located, (ii) permission to collect resource data as defined by Wyoming Statute § 6-3-414, and (iii) permission to enter and cross all properties necessary to access the facility if the facility cannot be directly accessed from a public road. The permittee shall also maintain in its records a current map of the access route(s) to the facility and contact information for the owners or agents of all properties that must be crossed to access the facility. The permittee shall ensure that the documentation, map, and contact information are current at all times. The permittee shall provide the documentation, map, and contact information to DEQ personnel upon request. On closure of a facility, the permittee shall maintain such records for a period of five (5) years.

Nothing in this permit precludes the institution of any legal action or other proceeding to enforce any applicable provision of law or rules and regulations. It is the duty of the permittee, owner and operator to comply with all applicable federal, state and local laws or regulations in the exercise of its activities authorized by this permit.

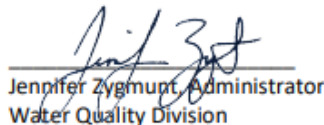
The issuance of this permit does not convey any property rights in either real or personal property or any invasion of personal rights, nor any infringement of federal, state or local laws or regulations.

The permittee shall construct and operate the permitted facility in accordance with the statements, representations, procedures, terms and conditions of the permit application, supporting documents and permit. This permit does not relieve the permittee from any duty to obtain any other permit or authorization that may be required by any provision of federal, state or local laws.

**In carrying out its activities authorized by this permit, the permittee, owner and operator shall comply with all of the following permit conditions:**

- 1 of 3. The permittee will immediately notify WQD of any changes or modifications that are not consistent with the terms and conditions of this permit. Submit oral or written notice to the WQD District Engineer, Southeast District, Dennis Lewis, P.E., dennis.lewis@wyo.gov, 200 West 17<sup>th</sup> Street, Cheyenne, WY 82002; phone 307-777-7088, in accordance with the provisions of Section 4, Chapter 3, Wyoming Water Quality Rules.
- 2 of 3. The permittee will submit a Certificate of Completion signed by the engineer of record or the owner to the engineer listed above within sixty (60) days of completing the construction of the authorized facility. A form titled "Certificate of Completion" is available on the WQD Construction Permitting website.
- 3 of 3. DEQ bases the review and approval of this permit upon the items identified in the attached "Statement of Basis".

AUTHORIZED BY:

  
Jennifer Zygmunt, Administrator  
Water Quality Division

May 26, 2023  
Date of Issuance

TP/JZ/KNH/DAL/AL

  
Todd Parfitt, Director  
Department of Environmental Quality

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

### **STATEMENT OF BASIS**

1. Permit Number: **2023-108**
2. Application reviewed for compliance with the following regulations:  
  
Chapters 3 and 25 of the Wyoming Water Quality Rules.
3. Does the permit comply with all the applicable regulations identified above?  
  
Yes
4. If a Chapter 3, Sections 4 groundwater review and Section 14 review is required, indicate how WQD will determine that the permittee will protect groundwater quality.  
  
Not Required
5. Documentation of Statement of Basis: The archive file for this permit includes adequate documentation of all sections of this Statement of Basis.

### **CERTIFICATION**

DEQ issued this permit based upon a review of the application package submitted in accordance with the requirements of Chapter 3, Section 4, Wyoming Water Quality Rules. Dennis Lewis, P.E., Southeast District Engineer, completed this review on May 23, 2023. DEQ recommends issuing this permit based upon the statements, representations and procedures presented in the permit application and supporting documents, permit conditions, and the items identified in this "Statement of Basis."

XC: [amanada.brown@wyo.gov](mailto:amanada.brown@wyo.gov)  
[kristyrowan@carbonwy.com](mailto:kristyrowan@carbonwy.com)

# **CITY OF RAWLINS**

## **BOARD OF ADJUSTMENTS**

City of Rawlins

Board of Adjustments

Dear Sir or Madam

Regarding: BOA 2306-009 Variance

A variance application submitted by Seth and Aliesha Jenkins to put a septic tank on their property located at 1021 Mule Deer Ave more specifically described as UNPLATTED PARCEL IN DEER SPRINGS ADDN AS DESC. IN BK 965/286 (LESS PLATTED AREA AND PARTS SOLD of the City of Rawlins, Carbon County, Wyoming.

The application has been placed on the agenda of the Board of Adjustments for a public hearing on June 22, 2023, in the City Council Chambers, City Hall, 521 West Cedar, Rawlins, Wyoming at 5:30 p.m.

As a property owner within 300' of this property, you are being notified of this hearing so that you may express any concerns or ask any questions you may have pertaining to this variance. If you have any questions, the office number is 307-328-4599. Please email your response to [sgamblin@rawlinswy.gov](mailto:sgamblin@rawlinswy.gov).

Sincerely,



Community Development Dept.

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

Name	Address	City, State Zip Code	Signature
BACH RODNEY SCOTT AND AMY L	2403 INVERNESS BLVD	RAWLINS, WY 82301	
BATES TIMOTHY R AND LINDSEY E	1409 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4612	Timothy Bates & Lindsey Bates
BRAHLER MATHEW	919 NIEMAN STREET	RAWLINS, WY 82301-4759	Matthew Brahl
BROWN MICHAEL C	911 NIEMAN ST	RAWLINS, WY 82301-4759	Mike Brown
CASAS JOSHUA	1111 VETERANS AVE	RAWLINS, WY 82301-4650	Joshua Casas
COOK BARBARA J	1405 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301	Barbara Cook
DENNY KENNETH RAY	1205 NIEMAN	RAWLINS, WY 82301	Kenneth Denny
DICKERSON DAVID	423 S BEECH ST APT 2	CASPER, WY 82601-2864	
FAIRHURST JODIE ANN DEIST	207 E MAPLE ST	RAWLINS, WY 82301-5717	
FASSETT RICHARD J AND ROSALIE M	1310 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301	Richard & Rosalie Fasset
GARNER ANTHONY JOSEPH AND	1317 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4659	Anthony Garner
GRAHAM SHERRY L	1330 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301	Sherry Graham
GREENWOOD ERIC D AND ELIZABETH	BOX 997	RAWLINS, WY 82301	
HAGOOD BETTY J	1303 FAWN LN	RAWLINS, WY 82301-4622	Betty Hagood
HAGOOD WILLIAM D II AND JERI E	1209 NIEMAN ST	RAWLINS, WY 82301-4648	William Hagood
HAMBURGER ROBERT C M	1105 VETERANS AVE	RAWLINS, WY 82301-4650	Robert H
HAMBY NICKOLAS G AND SABRINA A	1203 VETERANS	RAWLINS, WY 82301	Nickolas Hamby
HAYS DAWN	1211 VETERANS AVE	RAWLINS, WY 82301-4652	
KARDASH KENNA	2394 EAST PRICE RD	MCCAMMON, ID 83250	Kenna Kardash
KEY KUMPHAS AND	1115 VETERANS AVE	RAWLINS, WY 82301-4650	Kumphas Key
LACHER THOMAS J AND LISA ANN	1121 VETERANS AVE	RAWLINS, WY 82301-4650	Thomas Lacher
LEW WILLIAM	9026 W ARIZONA DR	LAKEWOOD, CO 80232-5218	
LOWE CLARK WILLIAM AND KATHLEEN EWING	1415 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4612	Clark Lowe



# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

Name	Address	City, State Zip Code	Signature
MARTINEZ JESSIE J AND VERONICA	1103 NIEMAN ST	RAWLINS, WY 82301-4646	<i>Jessie Martinez</i>
MAYNARD JODIE L	917 NIEMAN STREET	RAWLINS, WY 82301	<i>Jodie Maynard</i>
MC KINNON LAURAL L	1421 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4612	<i>Laurel McKinnon</i>
MILLER LINDSEY A AND	1320 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4660	<i>Lindsey Miller</i>
MOMS INVESTMENTS LLC	PO BOX 999	RAWLINS, WY 82301-0999	<i>Moms Investments</i>
MOORE MELISSA A	BOX 1054	RAWLINS, WY 82301	<i>Melissa Moore</i>
NEWMAN SCOTT W	3330 FEN WAY	BOZEMAN, MT 59718-7342	<i>Scott Newman</i>
PAINTED COW ICE CREAM LLC	1228 SIGMA DR	RAWLINS, WY 82301-4401	<i>Painted Cow</i>
PATTERSON JUSTIN T	1333 MOUNTAIN VIEW	RAWLINS, WY 82301	<i>Justin Patterson</i>
PEREA JOSE OSVALDO AND	515 13TH ST	RAWLINS, WY 82301-5203	<i>Jose Perea</i>
POWER SKYLER LEE	1306 FAWN LN	RAWLINS, WY 82301-4613	<i>Skyler Power</i>
PRIOR CHRISTOPHER D	1336 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4660	<i>Chris Prior</i>
ROBERTS GREGORY ALLEN CHANCE	1111 NIEMAN STREET	RAWLINS, WY 82301	<i>Greg Roberts</i>
C/O ISN CORPORATION MCM DOCUMENT EXECUTION DEP.	2000 N CLASSEN BLVD STE 3200	OKLAHOMA CITY, OK 73106	<i>Isn Corporation</i>
SKORDAS ANDREW N AND KARI L	1429 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301	<i>Andrew Skordas</i>
SMITH MICHAEL J	1208 NIEMAN STREET	RAWLINS, WY 82301	<i>Michael Smith</i>
SPLISKI COREY W AND LEANN M	1322 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301	<i>Corey Spliski</i>
STOUT BILLY	230 COLUMBIA DR APT 209	CAPE CANAVERAL, FL 32920	<i>Billy Stout</i>
STRONG REBECCA K TRUSTEE	1425 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4612	<i>Rebecca Strong</i>
VALDES ROBERTO E AND BERNICE R	1410 MOUNTAIN VIEW BLVD	RAWLINS, WY 82301-4600	<i>Roberto Valdes</i>
WHITZEL DAVID J	1118 NIEMAN ST	RAWLINS, WY 82301-4647	<i>David Whitzel</i>
WILLIAMS JACK SCOTT AND STORMIE JUNE	1207 VETERANS AVE	RAWLINS, WY 82301-4652	<i>Jack Williams</i>
WOLFE DOUGLAS J	1120 NIEMAN STREET	RAWLINS, WY 82301	<i>Douglas Wolfe</i>

Samuel Durbin

1112 Nieman

Rawlins, WY 82301

Samuel Durbin

10/2/24

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

City of Rawlins

Board of Adjustments

June 7, 2023

Name  
Address  
City, State Zip Code

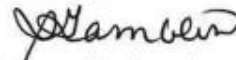
Regarding: BOA 2306-009 Variance

A variance application submitted by Seth and Aliesha Jenkins to put a septic tank on their property located at 1021 Mule Deer Ave more specifically described as UNPLATTED PARCEL IN DEER SPRINGS ADDN AS DESC. IN BK 965/286 (LESS PLATTED AREA AND PARTS SOLD of the City of Rawlins, Carbon County, Wyoming.

The application has been placed on the agenda of the Board of Adjustments for a public hearing on June 22, 2023, in the City Council Chambers, City Hall, 521 West Cedar, Rawlins, Wyoming at 5:30 p.m.

As a property owner within 300' of this property, you are being notified of this hearing so that you may express any concerns or ask any questions you may have pertaining to this variance. If you have any questions, the office number is 307-328-4599. Please email your response to [sgamblin@rawlinswy.gov](mailto:sgamblin@rawlinswy.gov) or return in the envelope enclosed.

Sincerely,



Community Development Dept.

\_\_\_\_\_ I do not object to BOA 2306-009

\_\_\_\_\_ I do object to BOA 2306-009

Comments:

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# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

City of Rawlins

Board of Adjustments

June 7, 2023

William Lew  
9026 W Arizona Dr  
Lakewood, Co 80232-5218

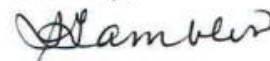
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Sincerely,



Community Development Dept.

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\_\_\_\_\_ I do not object to BOA 2306-009

  X  

\_\_\_\_\_ I do object to BOA 2306-009

Comments:

I object pending the results of an EIS report done by an independent contractor.

Also hydrology data and a soils study should be submitted by a licensed civil engineer.

# CITY OF RAWLINS

## BOARD OF ADJUSTMENTS

City of Rawlins

Board of Adjustments

June 7, 2023

Department Head

Regarding: BOA 2306-009 Variance

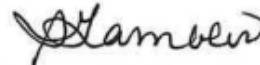
Dear Sir or Madam,

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Sincerely,



Community Development Dept.

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\_\_\_\_\_ I do not object to BOA 2306-009

\_\_\_\_\_ I do object to BOA 2306-009

Comments:

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